CORPORATION OF THE DISTRICT OF NORTH VANCOUVER)
CAPILANO COLLEGE) JOINT COMMITTEE

PURPOSE: To Study and Recommend on a Site for Capilano College.

MEMBERS: Mayor Ron Andrews, Aldermen Ken Fawcus and Arthur Eaton
Mayor Alex Forst
Council Chairman Bae Wallace, Dr. George Wilson and Peter Jones

BACKGROUND

Having carried out a Study (aided by Rhone & Iredale, Architects & Planners), Capilano College Council, on August 10, 1970 presented to the Mayor and Council of the District of North Vancouver a request for support in acquiring the Cleveland Park Site.

The ensuing discussion and further meetings indicated the need for more study to answer the questions raised by the District of North Vancouver. To carry out this study, this joint committee was established.

QUESTIONS STUDIED

1. "Did the College's Study fully appreciate the possibility of the Interiver Site as a college site - particularly considering "A Development Study of the Land between Lynn Creek and Indian Arm in the District of North Vancouver, British Columbia" prepared by Grosvenor International Limited?"

The Grosvenor Study was made available to the joint committee and studied by all members and also by Rhone & Iredale.

a. The original "College Site Selection Study" by Rhone & Iredale showed the Interiver Site to rate very high in "Site Characteristics", "Capital Costs" and "Operating Costs". (See Table 1 of that report). Subject only to a possibly extensive

interchange, it also has good accessibility for private autos.

1. b. These assessments are supported by the January, 1969 "Capilano College Site Study" prepared by Mr. Martin Chesworth and by the Grosvenor Study.

c. The Grosvenor Study indicates a population growth in the area east of the Lynn from 12,000 to 70,000 or more by the year 2000. Predictions of growth are shown on Appendix A.

	East of Lynn Creek	Lynn to Capilano	West of Capilano
1970's	18,000	21,000	18,000 + 3500*
1980's	28,000	27-32,000	3,000 + 5000*

During the 1970's growth West of Capilano will be greater than growth east of Lynn Creek. In the 1980's growth is expected to accelerate east of the Lynn and slow down in West Vancouver.

Sometime in the 1980's, the Interiver Site will be central to a population adequate for a college. The Cleveland Park Site is "central" now.

d. The Grosvenor Study comments on Page 51, "The Interiver area is a potential site for a regional college ". The Study continues on Pages 54 - 56 to describe a Regional Urban Centre serving not only North Vancouver but North-east Vancouver and North-west Burnaby.

While colleges at present have set fee schedules to require out-of-district students to pay higher fees so that the local taxpayer does not support them, it is desirable for students to be able to attend the college most convenient to them without financial obstacles and with an inter-college arrangement for compensating payments from one district to another.

* An estimate of growth in the Howe Sound area.

Metropolitan Vancouver Colleges are working to this end.

A College in the Interiver or in the Seymour River area may well serve the catchment area suggested for the proposed Regional Urban Centre.

1. e. Further, it may be better to locate the college in the proposed Regional Urban Centre than in the Interiver Site. The Interiver Site is also well-suited to residential or other development. The College could assist the development of the Regional Centre as a lively "city" with day and evening activities. Close association of the college and the Regional Centre would encourage integration of the college as part of the community and inhibit any tendency for the college to be isolated (as it could be on either the Interiver or Cleveland Park Sites).

The conclusion drawn by the joint committee is that in the 1980's a comprehensive college campus located in the vicinity of the Seymour River will be justified. Location may be either in the Interiver Site or as an urban development as part of the proposed Regional Centre. A correct decision as to location will be easier when it is clear whether or not development of the eastern part of North Vancouver follows the Grosvenor study's recommendation.

2. <u>"Will a college campus at Cleveland Park create traffic problems on Capilano Road and/or on Delbrooke?"</u>

Access to this site will be via Capilano Road with secondary but important access via Delbrooke.

In studying this question, the joint committee used a report prepared by the District's Traffic Engineer, Mr. T. C. Gardner, in November 1970.

2. This report is believed to give low or somewhat outdated figures or high figures, in that it assumed:

   a. - 1.25 students per car. (It is noted that at U.B.C. it is 2 students per car and at Simon Fraser about 3 students per car. It is believed that public transport can be extended to this site. Hitch-hiking and car pool use are increasing.)

   b. - That all daytime students arrive during 8 a.m. and 9 a.m., whereas arrivals will be spread over several hours.

   Nevertheless, using these assumptions, the report indicates:

   i. - If the area is developed as single family (RS3), Capilano Road will require widening to 4 lanes when development is partially complete.

   ii. - Up to an enrollment of 2,000 FTE at Cleveland, existing roads might handle all traffic.

   iii.- For an enrollment of 2,000 FTE to 4,000, widening of Capilano to 4 lanes will be necessary to adequately handle traffic.

   iv. - If enrollment went beyond 4,000 FTE, despite widening extensive traffic problems appear likely. This raised the next question.

3. <u>"If Cleveland Park Site is developed as the prime campus for Capilano College, will enrollment go beyond 4,000 FTE at this site?"</u>

   This question was referred back to the College Council and to the Principal for study and consultation with Faculty and others in the college.

   The original Rhone & Iredale study was based on a site for 4,000 FTE.

Studies on cost per student indicate that as enrollment increases up to about 3,000 FTE, costs per student reduce. For enrollments above 3,000 FTE, little saving in cost per student is apparent.

On November 3, 1970, Capilano College Council adopted as policy, 4,000 as the maximum number of FTE on any one site.

Figure 2 is a summary of the projected enrollment. It must be emphasized that this is a projection, that education is changing rapidly, and that Capilano College is committed to remaining flexible to meet new needs, so that actual growth may vary widely from this projection. However, it is a rational basis for planning. It indicates:

a. Use of present facilities until the core campus is built.

b. A rapid growth of the Cleveland Park core campus after its construction to an enrollment of 4,700 bodies in 1982, (equals 3,600 FTE).

c. Start of a satellite in the Interiver (or Seymour) area designed to grow into a second primary self-contained campus.

4. "Is 100 acres needed for a college designed to accommodate 4,000 FTE?"

The answer is based on two approaches:

a. Experience elsewhere.

Experience here is largely from the U.S.A.

California - general policy is 100 acres minimum with trends towards 120 - 150 acres.

4. a. Michigan - "unequivocally advocate 100 acres site and would like to see it larger".

State of New York - suburban college minimum 100 acres.
urban college minimum 40 acres,
and for a suburban college of 4,000 bodies the minimum is 150 acres.

State of Washington - minimum site 100 acres unless very high land costs justify high-rise construction.

b. Rational Formula

i. Buildings.

From 70 to 130 sq. ft. are required for each FTE. In the sites proposed, buildings should fit into the landscape and retain natural environmental amenities. A floor space ratio of 0.5 is assumed:

Ground area:

min. $\frac{4000 \times 70}{0.5} \div \frac{1}{43560} = 13$ acres.

max. $\frac{4000 \times 130}{0.5}$ 24 acres.

ii. Parking.

For 4,000 FTE allow 2,500 cars at 100 per acre, requires 25 acres.
For "green belt" screens between lots allow 10 acres

Total for parking 35 acres

4. b. iii. College recreation.

Spaces for general recreational use for college students use almost exclusively, including small gymnasium, squash courts etc. 5 - 10 acres

iv. Fringe screen.

The college should not be built right against single family areas but separated by an open space or public perimeter zone guaranteeing a maximum accessibility to the college. 5 - 10 acres

v. Shared recreation and park.

In addition, park and recreational space including some open playing fields should be included either as the college site or as public park.
Allow 10 acres

vi. Due to type of topography, a contingency allowance should be made for unusable land. 5 - 10 acres

Summary.

		Min.	Max.
i.	Buildings	13	24
ii.	Parking	35	35
iii.	College recreation	5	10
iv.	Screen	5	10
v.	Shared recreation and park	*	10
vi	Contingency	5	10
		63*	99

* based on adjacent land being used as shared recreation space.

Conclusion on size of site

To avoid possible large expense due to finding the site too small, and to provide maximum flexibility, 100 acres is desirable. However:

1. Some of this area will be for shared or community use.

2. College trends towards decentralization raise some question as to the actualization of the need for the full area.

It Is Recommended That

1. The 75 acre Greater Vancouver Water District land be tentatively set as the college site.

2. A planning study of the 100 acres be carried out by the District of North Vancouver, with assistance financially and/or technically from Capilano College to determine the best overall use of the whole area.

3. Until such time as (2) is complete the 25 acre District of North Vancouver land be not developed.

November, 1970.

FIGURE 2

CAPILANO COLLEGE
ENROLLMENT FORECAST

	YEAR	Total Bodies	Total FTE	Bodies										
				Self Contained Campus		Satellites								
				Cleveland	Seymour	Seymour Heights	Lynn Valley	Deep Cove	Lower Lonsdale	Carson Graham	Mathers Pk Royal	Horse-shoe Bay	Squamish	Gibsons
RECORD	1968	774	617	Built by 1972 earliest, 1974 latest.						-	774			
	1969	976	704								956		25	
	1970	1250	1030			30	30			300	1100		30	
PROJECTION	1973	2450	1910			120	130		60	425	1960		55	
	1976	4150	3110	3174	350		100		120	150	210	30	75	
	1979	5450	3924	4051	700		190	50	180	150	300	75	100	45
	1982	6650	4590	4725	1700		280	200	240	150	400	120	120	80
	1985	7850	5350	4800	2800		370	300	300	150	450	145	140	120

NOTES: 1. This projection will be modified as trends indicate by records.

2. The sum of "bodies" in all locations exceeds total "bodies" because some attend classes at more than one location.

3. FTE is Full-Time Equivalent Student.

November, 1970